

**Mary Jarvis**

**From:** Herweyer, Don [Don.Herweyer@ottawa.ca]  
**Sent:** Friday, October 17, 2008 4:07 PM  
**To:** Mary Jarvis  
**Cc:** Jones, Kevin; Copestake, Martha; McCann-MacMillan, Patricia; Muncaster, Moxley, Stuart; Ghadban, Ziad; wright@csw.ca; Wilkinson, Marianne  
**Subject:** KNL Subdivision Registration

Hi Mary,

Staff met internally yesterday and with Councillor Wilkinson to go over the outstanding issues required to be addressed prior to registration. Below I have attempted to outline those issues that need to be addressed based on this meeting, a review of the draft plan conditions and the file (Pat is away attending to her mother who is very ill).

**Outstanding Issues**Goulbourn Forced Road

I understand that the design is still being finalized which needs to be resolved at least for the section of GFR adjacent to this plan. I gather there is still a dispute between KNL and the City as to the cost of services within the GFR and burial of hydro lines. I believe the City's position has been articulated through Rob Phillips and others that there is no provision for the City funding these costs and that the agreement covers the roadway costs only (Draft Plan Condition 23 - **roadway** only) (I assume you are aware that this classification of roadway would not be eligible for any DC\$ under the City's current DC By-law. In any event, further discussion on cost of GFR should be directed to Ziad Ghadban in Construction Services.

Road Closings - upon completion of the final design the alignment will have to be reflected on the final 4M-Plan (Draft Plan Condition 24) and there will be road closings and land transfers required (Draft Plan Condition 22)

Pathways

First of all, I can confirm that there is no existing development charge source that can be applied to the construction of the paths previously agreed to be built by KNL. The obligation (as per the draft plan conditions and previous commitments) remains with KNL. The subject areas are open space/natural environment areas and are not covered by the Parks Development component of the DC By-law. The only thing I can think of would be KNL requesting an Area Specific Development Charge be approved by Council that could then be applied to the balance of Kanata Lakes for these works. If the cost matter is something you wish to pursue, please make a submission on this to me.

Kizzel Pond Trail and Woodland Restoration Plan (Draft Plan Conditions 36-41) - this plan incorporates trail location, design remediation and restoration measures outlined in previous plans/studies (Muncaster, Corush Sunderland Wright)

We need to finalize the above Trail and Restoration Plan - assuming there is no dispute on the cost matter please contact Kevin Jones who will coordinate an on site meeting with appropriate staff. In addition to yourself, and your contractor your landscape architect (John Wright) must be in attendance as the outcome of the discussion will need to be reflected on the final Trail Plan which will have to be approved by the City and upon which securities will be based in the subdivision agreement

Handbook (Draft Plan Condition 46) - Suggest meeting internally - we received latest submission by John Wright which has been reviewed by staff. It was felt that it would be more productive to meet with John as opposed to exchanging a lengthy set of comments. Please co-ordinate this meeting with Martha Copestake.

Streetscape Plan (Draft Plan Condition 49)

I believe you have indicated to staff that the Plan(s) are to be submitted shortly for review by the City.

Dedication of Lands under the 40% Agreement (Draft Plan Condition 51)

Going back to the original tree massacre incident the City had expressed a strong concern to have the Trillium Woods, Kizzell and Beaver Pond areas placed in City ownership as soon as possible. There was subsequent discussion that deferred this until the

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time of plan registration. I see that the Kizzell Pond area has been removed from the draft 4M-Plan. What are your thoughts or intentions on the dedication of these lands now? The Councillor expressed a strong interest/concern on this matter as well.

Infrastructure Issues (Stu is away today and may have seen/addressed some of these already but thought I would highlight the key issues I see from the draft plan conditions.

- I understand you are working towards resolution of outstanding MOE matters regarding an approved outlet for stormwater management.
- Traffic Study Update (DPC 19) timing, extent of GFR, construction access
- Noise Study recommendations/requirements?
- We will need to finalize cost estimates for the subdivision agreement based on completion of all of the above

Clearances: I noted MVC clearance as received, other clearances required if not already received include: School Board, Utilities, MCCR (Archaeological) Building Services (street names), Surveyor,

I apologize if I have covered any ground already covered by yourself and Pat but thought I should err on the side of caution.

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